

**Minutes of Meeting
Grafton Planning Board
August 17, 2015**

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A regular meeting of the Grafton Planning Board was held on August 17, 2015 in Conference Room A at the Grafton Municipal Center, 30 Providence Road, Grafton, MA. Present for the meeting were Chairman Sargon Hanna, Vice-Chair Michael Scully, Clerk Robert Hassinger, David Robbins, and Linda Hassinger. Staff present was Town Planner Joseph Laydon and Assistant Planner Ann Morgan and Office Manager Nicole Larson.

Chairman Hanna called the meeting to order at 7:00 p.m.

1: PUBLIC INPUT

No public input at this time.

**ACTION ITEM 2A: WATER SUPPLY PROTECTION OVERLAY DISTRICT –
RECOMMENDED LANGUAGE**

The Board discussed the proposed changes to the Water Supply Protection Overlay District (WSPOD) bylaws. Mr. Laydon recommended that language alterations be postponed until further analysis is gathered by the local consulting firm he's currently working with, Geosphere Environmental Management, Inc. The Board talked over the topic of microbrewery and the letter submitted by Fisherville Mill site owner, Gene Bernat, who has enquired about the potential for building a microbrewery in town to attract citizens from nearby communities. Due to the current WSPOD which includes the Fisherville Mill property, the opportunity would currently be prohibited.

Mr. Robbins would like to see the current language reworked and reflected in the underlying zoning bylaws. Mr. Hassinger spoke to the Board concerning his personal research pertaining to the general history of local breweries, brew pubs and the general classifications of each operation. Currently, the Fisherville Mill site currently allows for retail and restaurant facilities, but excludes the possibility of a brewery, brew pub, etc. Mr. Hanna suggested that the bylaw language be created first, in order for the Board to discuss the subject in more detail.

The Board agreed to hold additional workshops on September 21, 2015 and October 19, 2015. Mr. Robbins added that he will not be in attendance for the regular open meetings on September 28th and October 5th.

The Board would like to see the WSPOD map boundaries follow the geologic structure and omit the currently included Axtell Brook area near the Upton Railroad. The Planning Board will prepare material to hold a public hearing to get the community's input and hold a vote to bring the topic to Fall Town Meeting. Mr. Laydon suggests that the Hydrogeologist, Raymond Talkington of Geosphere Environmental Management, Inc. and Matt Pearson of the Grafton Water Department attend that hearing and will extend an invitation.

MOTION by Mr. Scully, **SECOND** by Mr. Robbins, that the Board submit warrant articles for the October Town Meeting to remove Axtell Brook portion from the WSPOD. **MOTION** carried unanimously 5 to 0.

DISCUSSION ITEM 3A: EXECUTIVE SESSION 100 MILFORD ROAD – PENDING LITIGATION

Due to the late hour and the dismissal of the complaint, the Board decided not to hold Executive Session at this time. Mr. Laydon indicated that the State of Massachusetts and the Town Clerk have dismissed this specific complaint due to the submission date being outside of the allowable appeals period. The Board will discuss the details of the pending litigation at the following meeting on August 24, 2015, for which the staff will prepare the new language for holding Executive Session.

ADJOURNMENT

MOTION By Mr. Hassinger, **SECOND** by Mr. Robbins, to adjourn the meeting. **MOTION** carried unanimously 5 to 0.

The meeting was adjourned at 9:52 p.m.

Robert Hassinger, Clerk

EXHIBITS

• **Action Item 2A: Water Supply Protection Overlay District – Recommended Language**

- Memorandum to the Planning Board; re: Follow up material for zoning amendment discussion; Joseph Laydon, Town Planner; 8 1/2" X 11", black and white; dated August 14, 2015; 2 pages.
- PAS Essential Info Packet: Zoning for Micro-Alcohol Production; written by the American Planning Association; 8 1/2" X 11", color; dated April 2014; 7 pages.

• **Action Item 2B: Sign Bylaw – Sight Triangles**

- Draft: Proposed Amendments to the Grafton Zoning By-Law; Planning Department; 8 1/2" X 11", black and white; dated August 7, 2015; 1 page.
- Mass Highway Basic Design Controls; 2006 Edition; dated January 2016; no received date; 8 1/2" X 11"; 8 pages.
- Slide Show print-out; Sight Distance Traffex Engineers Inc.; 8 1/2" X 11", color; no date; no received date; 61 pages.